

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF GALVESTON

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to authority conferred upon me by that certain Deed of Trust dated July 3, 2014, executed by **HEMARANI SIVARAJAN** ("Mortgagor") recorded under **Galveston County Clerk's File No. 2014037689**, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, and under the Deed of Trust, sell on Tuesday September 1, 2020 (that being the first Tuesday of said month), at public auction to the highest bidder at the Lobby, Galveston County Courthouse, 1st Floor, 722 Moody (21st Street), Galveston, Texas 77550, at 10:00 a.m., or within three (3) hours thereafter, on that day, the following described property:

Lot Eleven (11), in Block One (1), of ANNALEA KINGSPARK, SECTION "B" AND WHITEHALL SECTION "B", a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 100, in the Office of the County Clerk of Galveston County, Texas.

to secure the payment of that one certain Promissory Note ("Note") dated July 3, 2014, in the original principal amount of **\$96,375.00** executed by **HEMARANI SIVARAJAN** and any and all other indebtedness secured by the Deed of Trust.

Said note and lien having been additionally secured by Collateral Assignment of Leases dated July 3, 2014 and filed for record under **Galveston County Clerk's File No. 2014037761**, in the Official Public Records of Real Property of Galveston County, Texas.

Said note and lien having been transferred, assigned, granted and conveyed unto **NEXT LEVEL CAPITAL SOLUTIONS, LLC**, ("Beneficiary") under Transfer of Liens filed for record under **Galveston County Clerk File No. 2020040149**.

The Deed of Trust is in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust.

The Beneficiary has directed the Trustee to enforce the power of sale under Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days' notice and recording the Notice in the Galveston County Clerk's Office giving {00371992.DOCX}

the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the Armed Forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Signed on August 6, 2020.

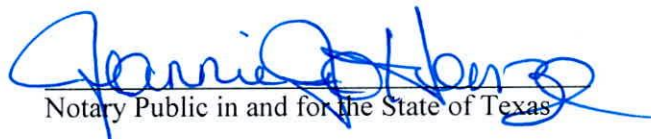
DOYLE LAW FIRM, PLLC
6710 Stewart Road, Suite 300
Galveston, Texas 77551
Telephone: 409/744-9783
Fax: 409/744-9786

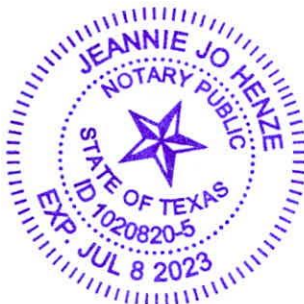
By: 
PETER J. SAPIO, JR., Substitute Trustee

THE STATE OF TEXAS
COUNTY OF GALVESTON

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This instrument was acknowledged before me on the 6 day of August, 2020, by **PETER J. SAPIO, JR.**, Substitute Trustee, and in the capacity therein stated.


Notary Public in and for the State of Texas



FILED

Instrument Number: *FILED2020001151*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 08/07/2020 4:19PM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*